

077.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,000,700 / 1,000,700

USE VALUE: 1,000,700 / 1,000,700

ASSESSED: 1,000,700 / 1,000,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
400		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HOWELL JOSHUA A & CHRISTINA A	
Owner 2:	
Owner 3:	

Street 1: 400 MYSTIC ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CHIU CHUNHAO & -

Owner 2: LIN MING VALERIE -

Street 1: 400 MYSTIC ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,006 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Clapboard Exterior and 2301 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9006		Sq. Ft.	Site		0	70.	0.69	4									Topo	-10				434,816		434,800

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9006.000	565,900		434,800	1,000,700		311018
Total Card	0.207	565,900		434,800	1,000,700	Entered Lot Size	GIS Ref
Total Parcel	0.207	565,900		434,800	1,000,700	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	434.90	/Parcel: 434.9	Land Unit Type:	Insp Date

!15684!

PRINT

Date	Time
12/11/20	05:22:21
LAST REV	
Date	Time
11/18/19	11:14:43
	danam

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIU CHUNHAO &	72813-220	1	6/24/2019		1,015,000	No	No		
CONNEELY DARA P	63546-78		4/29/2014		686,000	No	No		
CONNEELY DARA,	48615-216		12/6/2006	Portion-Asst	945,000	No	No		

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
5/15/2014	432	Re-Roof	19,100						6/3/2014	Measured	PC	PHIL C							
1/23/2009	49	New Buil	200,000	C					6/3/2014	External Ins	PC	PHIL C							
1/5/2009	4	Foundati	10,000	C					7/3/2009	Fieldrev-Chg	BR	B Rossignol							

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 3	Rating: Very Good			SUBDIVISION OF 59 OLD MYSTIC ST 5/13/2009.											
Sty Ht: 2A	2 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 2 - Clapboard				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color:				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Very Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: B- - Good (-)				CONDOS INFORMATION															
Year Blt: 2009		Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G11		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Phys Cond: GV - Good-VG		2.1 %				Exterior:				No Unit		RMS	BRS	FL			
Prim Int Wall: 1 - Drywall		Functional:						Interior:				1		8	4				
Sec Int Wall: %		Economic:						Additions:											
Partition: T - Typical		Special:						Kitchen:											
Prim Floors: 3 - Hardwood		Override:						Baths:											
Sec Floors: %		Total:		2.1 %				Plumbing:											
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 125.00						Electric:											
Subfloor:		Size Adj.: 1.14857543						Heating:											
Bsmnt Gar:		Const Adj.: 0.99989998						General:											
Electric: 3 - Typical		Adj \$ / SQ: 143.558						Totals				1		8	4				
Insulation: 2 - Typical		Other Features: 119500																	
Int vs Ext: S		Grade Factor: 1.21																	
Heat Fuel: 2 - Gas		NBHD Inf: 1.00000000																	
Heat Type: 1 - Forced H/Air		NBHD Mod:																	
# Heat Sys: 1		% AC:						WtAv\$/SQ:		AvRate:		Ind.Val:							
% Heated: 100																			
Solar HW: NO		Central Vac: NO						Juris. Factor: 1.00		Before Depr: 173.70									
% Com Wall:		% Sprinkled:						Adj Total: 578069		Special Features: 0		Val/Su Net: 179.88							
MOBILE HOME				CALC SUMMARY				Depreciation: 12139		Final Total: 565900		Val/Su SzAd: 268.71							
				COMPARABLE SALES				Depreciated Total: 565929											
				Rate Parcel ID Typ Date Sale Price															
				WtAv\$/SQ: AvRate: Ind.Val															
				Juris. Factor: 1.00 Before Depr: 173.70															
				Special Features: 0 Val/Su Net: 179.88															
				Final Total: 565900 Val/Su SzAd: 268.71															
SPEC FEATURES/YARD ITEMS								PARCEL ID				077.0-0001-0005.C							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,053	143.560	151,166	UAT	100	FLA	100	A	
SFL	Second Floor	1,053	143.560	151,166						
BMT	Basement	780	43.070	33,592						
UAT	Upper Attic	195	100.490	19,596						
OPF	Open Porch	65	41.880	2,722						
Net Sketched Area: 3,146				Total: 358,242						
Size Ad	2106	Gross Are	3731	FinArea	2301					

IMAGE

AssessPro Patriot Properties, Inc